



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 01 | Hearing: 1 |
|------------------|--|---------------------------------|
| BOA678429 | Address: 59 White ST, Ward - 01 | Applicant: David Lammers |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|------------------------|-----------------------------|
| Notes | |
| Article 53 Section 9 | Dimensional Regulations |
| Article 53 Section 9 | Dimensional Regulations |
| Article 53, Section 52 | Roof Structure Restrictions |

Description: Confirm occupancy as a two family dwelling for this is an existing condition for many years and complete interior renovation 2nd and 3rd floor. Update Kitchen and bathrooms. Add 10x12 addition above existing footprint.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review With Special Attention To Context

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Applicant described the proposed use in detail, stating to confirm as a two-family dwelling, property was purchased in 1945, there is much needed renovations. The main house 20x30 with a kitchen in the back 16x12. Looking to decrease the bedroom size from five-bedroom to three-bedroom put the observation room on the fourth floor. Taxes paid as two-family since 1940. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, April 11, 2017

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| | | |
|------------------|--|---------------------------------|
| 9:30 am | Ward: 01 | Hearing: 2 |
| BOA679814 | Address: 456 Meridian ST, Ward - 01 | Applicant: Richard Lynds |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|------------------------|-----------------------------|
| Article 53 Section 9 | Dimensional Regulations |
| Article 53, Section 56 | Off-Street Parking Reg's |
| Article 53 Section 8 | Use Regulations |
| Article 53, Section 52 | Roof Structure Restrictions |
| Notes | |
| Article 53 Section 9 | Dimensional Regulations |

Description: Confirm occupancy as a 2 family. Change occupancy from a 2 unit residential dwelling to a 3 unit residential dwelling and renovate and extend living space.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to an existing two family to be converted to a three family dwelling, consistent with other structures in neighborhood. Board members inquired regarding unit sizes, Counsel stated that the unit sizes are 1300-1400sqft for the lower level and 900-1000sqft for the upper level, there is a bedroom in the basement but the floor to ceiling height is 7'x6 and the building will be sprinklered. there is a proposed roof deck which will be accessed by hatch. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|---------------------------------|
| 9:30 am | Ward: 01 | Hearing: 3 |
| BOA681217 | Address: 130 Coleridge St, Ward - 01 | Applicant: Richard Lynds |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-------------------|-------------------------|
| Art. 25 Sec. 5 | Flood Hazard Districts |
| Art. 53 Sec. 09 * | Dimensional Regulations |
| Art. 53 Sec. 09 * | Dimensional Regulations |
| Art. 53 Sec. 56 | Off-Street Parking |
| Art.53 Sec. 08 | Use: Forbidden |

Description: Combine lots – (See ALT668272) and erect 8 unit residential dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|-------------------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input checked="" type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to the demolition of existing two family dwelling combine lots to create a 7,500sqft lot and to erect a multifamily eight unit building. Parking in rear one per unit, sizes of units are 700-1500sqft one bedrooms up to three bedrooms roof deck proposed with accessed by hatch. Applicant is not asking for relief fro floor zone. Single building as opposed to 3 two familes which will allow for a more desirable setback. Handicap accessible unit on ground floor. Applicant agreed to landscaping, buffering for neighbor. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support-orginal proposal 12 units-reduce to 8 units, Lamattina's office suport, Abutter support with BPDA Abutter opposed-out of scale with neighborhood. Board member Galvin moved to approve with proviso Board voted to approve with proviso.

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| | | |
|------------------|--|---------------------------------|
| 9:30 am | Ward: 01 | Hearing: 4 |
| BOA684653 | Address: 39 Lexington St, Ward - 01 | Applicant: Jeffrey Drago |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|---------------------|----------------------------|
| Art. 53 Sec. 08* | Forbidden |
| Art. 53 Sec. 09 ** | Floor Area Ratio Excessive |
| Art. 53 Sec. 09 *** | Side yard insufficient |
| Art. 53 Sec. 09 * | Dimensional Regulations |
| Art. 53 Sec. 09 * | Dimensional Regulations |
| Art. 53 Sec. 09 * | Dimensional Regulations |
| Art. 53 Sec. 56 | Off-Street Parking |

Description: seeking to combine the following lots: Parcel ID(s) 0102548000, 0102547000, 0102546000, 0102545000 and 0102544000 and erect a 4-story residential building with nine units and nine parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input checked="" type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to seeking relief to erect 9 units and 9 parking spaces, lot size is 5,000sqft proposed height is 40', unit size is 2-bed 2-bath with either side or rear balcony at 913-982sqft, with three exclusive only roof decks accessed by hatch. Board members inquired regarding side yard and rear yard, Counsel stated the rear yard is 30' there are at 5'and the side yard is 5' there are at 5.25'. FAR required is 08 proposed is 2.5. Applicant worked with Egal Hill for historical design, property surrounded by multifamily buildings. The Board than requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office, Lamattina's office & Flaherty's office all in support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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| | | |
|------------------|---|--------------------------------|
| 9:30 am | Ward: 02 | Hearing: 1 |
| BOA674127 | Address: 17 Walker ST, Ward - 02 | Applicant: Andre Matias |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-------------------|-------------------------|
| Art. 62 Sec. 08 | Dimensional Regulations |

Notes

Description: Refinsih existing space in the basement with a full bath and play room with alteration to the back egress.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input checked="" type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

"Good Neighbor Policy Be Developed"

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, The floor to ceiling height in the basement is 7'10" Board members inquired regarding if it is a single family home, applicant stated that it is a single family home. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support with proviso for applicant to work with abutter to limit access from the property at Walker street to 14 Franklin Street driveway. Lamattina's office support, Abutter opposed-use of neighbor driveway to access applicant property. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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| | | |
|------------------|---|------------------------------|
| 9:30 am | Ward: 02 | Hearing: 2 |
| BOA679700 | Address: 47 Chestnut ST, Ward - 02 | Applicant: Paul Grant |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|---|--------------------------------|
| Art. 62 Sec. 08 | Dimensional Regulations |
| 8th 780CMR R310 | EMERGENCY ESCAPE/RESCUE OPEN'G |
| Description: Confirm as an existing 2 family dwelling. Renovate existing 2 family and extend living space into the basement. | |

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to extend living space into the basement 1273sqft. two-bedrooms, two bathrooms & media room. Board members inquired regarding if taxes has been paid as two family? Applicant stated yes over 30 years. The floor to ceiling height in the basement is 8'7". The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Lamattina's office support. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|-------------------------------|
| 9:30 am | Ward: 04 | Hearing: 1 |
| BOA638075 | Address: 19 Greenwich PK, Ward - 04 | Applicant: David Kiley |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|--|---------------------------------------|
| Article 64, Section 34 ** Notes 780CMR, 8th Edition Note: | Restricted Roof Structure Regulations |

Description: Construct of new steel I beam wood and composite deck on rooftop.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, construct a new roofdeck that was existing in the past. The roofdeck will be 20x30 and accessed by a bubble hatch and full stair case only for the penthouse unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Chin moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|------------------------------------|
| 9:30 am | Ward: 05 | Hearing: 1 |
| BOA659943 | Address: W 7 Cedar ST, Ward - 05 | Applicant: Richard Cantelli |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|----------------------------|-------------------------|
| Art. 13 Sec. 13-1 Notes | Dimensional Regulations |

Description: Relocate existing basement bathroom to new proposed location, install new sauna and remove existing 1st floor washer/dryer as per the proposed mudroom layout. Amending ALT598426.

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|--|-------------------------------------|
| Plans <input checked="" type="checkbox"/> | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the residence is a one-family and the floor to ceiling height is 7'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and the Beacon Hill Civic Association not opposed. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|-----------------------------------|
| 9:30 am | Ward: 05 | Hearing: 2 |
| BOA668767 | Address: 34hf Beacon ST, Ward - 05 | Applicant: Peter Calabrese |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: variance & IPOD

| Article(s) | Description |
|-----------------------|------------------------------------|
| Art. 15 Sec. 01 | Floor Area Ratio excessive |
| Article 16 Section 1 | Building Height Excessive |
| Art. 27D | 27D-5 Downtown IPOD |
| Art. 16, Section 8 ** | Restricted Roof Structure District |

Description: Renovation and addition to the ninth floor headhouse at 34.5 Beacon Street, Unit *S, and associated Landscape and roof deck renovations. This application is for the purposes of a zoning review only, as the entire building is a pre-existing, nonconforming use pursuant to M.G.L.c. 40A section 6.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | _____ | _____ |
| Anthony Pisani | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Erlich | <input checked="" type="checkbox"/> | _____ | _____ |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | _____ | _____ |
| Peter Chin | <input checked="" type="checkbox"/> | _____ | _____ |
| Craig Galvin | <input checked="" type="checkbox"/> | _____ | _____ |
| Eugene Kelly | _____ | <input checked="" type="checkbox"/> | _____ |

SUMMARY: This case was postponed to June 13, 2017 @ 11:30a.m

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---------------------------------------|-----------------------------------|
| 9:30 am | Ward: 05 | Hearing: 3 |
| BOA684111 | Address: 8 Byron ST, Ward - 05 | Applicant: Kimberly Toomey |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **GCOD**

| | |
|-------------------|--------------------|
| Article(s) | Description |
|-------------------|--------------------|

| | |
|----------------|-----------------------|
| Art. 32 Sec. 5 | Specific Requirements |
|----------------|-----------------------|

Description: Scope of Interior Work – Minor layout changes throughout existing house (minor re-framing of interior walls), all new finishes, new windows in courtyard – no visible from public way, + doors, new kitchen + bath fixtures, new HVAC rooftop units not visible from public view; Scope of Exterior Work – New entry door @ level 01, new basement window @ level 02 – all approved by BLC, new skylights are not visible from public view + structural support in roof.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

DECISION:

| | Yes | No |
|---------------------------------|------------|-----------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

BOARD MEMBERS:

| | <u>PRESENT</u> | | <u>RECUSE</u> |
|--------------------------------|-----------------------|------------|----------------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to June 13, 2017 @ 9:30a.m

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|---|
| 9:30 am | Ward: 05 | Hearing: 4 |
| BOA685704 | Address: 401 Beacon ST, Ward - 05 | Applicant: Jonathan Berit-Parkes |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **GCOD**

| Article(s) | Description |
|------------|-------------|
|------------|-------------|

| | |
|-------------------|------------------|
| Art. 32 Section 9 | GCOD Enforcement |
|-------------------|------------------|

Description: Change occupancy to 13 units to 6 units. Interior renovation per plans. Install new fire suppression. New elevator cab in existing shaft, existing egress stairs to remain. No exterior work under this permit application. Install new groundwater recharge in compliance with Article 32. Add parking garage excavating in basement from rear.

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|--|---|
| Plans <input checked="" type="checkbox"/> | Engineers Report <input type="checkbox"/> |
| Letter of Support <input type="checkbox"/> | Letter of Opposition <input type="checkbox"/> |
| Petition of Support <input type="checkbox"/> | Petition of Opposition <input type="checkbox"/> |
| Photographs <input type="checkbox"/> | Building Models <input type="checkbox"/> |
| Tax Bills <input type="checkbox"/> | |
| Other: _____ | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisanl | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: Applicant was in compliance with GCOD Boston water and Sewer are in favor of the project, Board member Fortune moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 06 | Hearing: 1 |
|------------------|---|---------------------------------|
| BOA668824 | Address: 12 Loring ST, Ward - 06 | Applicant: William Regan |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|------------------------|-----------------------------|
| Art. 68 Sec.08 | Dimensional Req. |
| Article 68, Section 29 | Roof structure restrictions |
| Art. 13 Sec. 13-1 | Dimensional Regulations |
| Art. 13 Sec. 13-1 | Dimensional Regulations |
| Art. 13 Sec. 13-1 | Dimensional Regulations |

Description: Confirm occupancy as a three family. Complete gut rehab including a sprinkler system, excavate and extend living space to basement, build new rear addition, rear decks and roof decks, windows and siding as per plan.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to no change in occupancy, essentially a gut rehab. Property taxed as a three-family, floor to ceiling height 7'6" size of units are 850-900sqft per unit, rear addition 12'x12', elimination of headhouse and reduction of size, roof deck 12x11. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|--|
| 9:30 am | Ward: 06 | Hearing: 2 |
| BOA671509 | Address: W 420 Broadway , Ward - 06 | Applicant: C/O Joseph Hanley, Esq |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|-----------------|-------------------------|
| Art. 68 Sec.08 | Dimensional Req. |
| Art.68 Sec. 33 | Off Street Loading Req. |
| Art. 68 Sec. 33 | Off Street parking Req. |

Description: Demolish main portion of existing structure and construct new mixed-use building of approximately 44,000 GSF, including approximately 1,350 GSF of ground level local retail space in the restored existing 2-story building section on West Broadway and a new 6-story building section at rear, with 42 residential units and 42 underground/structured parking spaces, front roof deck, side and rear balcony open spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to renovate and construct a 6 story 65' 42 unit residential building with a very small portion of retail about 1350sf. Provide parking accessible from Athens Street 1to1 ratio parking. Board members inquired regarding loading? Counsel stated loading is less than 15,000 they only have about 1350, loading capacity off Broadway. Applicant will remove balconies and replace with terraces per neighbors concerns. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office, Linehan's office, 3 Abutter's all support. Flaherty's office & 2 Abutter's opposed. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|---------------------------------|
| 9:30 am | Ward: 06 | Hearing: 3 |
| BOA676127 | Address: 306 Northern AV, Ward - 06 | Applicant: Dennis Quilty |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Conditional Use**

| Article(s) | Description |
|---------------------|---|
| Art. 42A Sec.18 | Use regs app N/End W/trfnt |
| Description: | Use of outside paved area for Friday and weekend Beer Garden Space. This will be a weather dependent, uncovered space with picnic tables. No structural changes involved. No tents. |

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to the extension of their brewery and taproom use which is their storage area, this will be a seasonal outdoor use in the nature of a patio on their private property, every weekend weather permitted, there will also be nine portable bathrooms to accommodate the crowd. Board members inquired regarding capacity, counsel stated that is subject to Licensing Board, applicant hoping for 250. The Board then requested testimony in support from neighbors and elected officials and their representatives. Mayor's office, Linehan's office & Flaherty's office all in support. Board member Galvin moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|----------------------------------|
| 9:30 am | Ward: 06 | Hearing: 4 |
| BOA686328 | Address: W 131hf Third ST, Ward - 06 | Applicant: George Morancy |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------------------|---|
| Art. 09 Sec. 01 | Reconstruction/Extension of Nonconforming Bldg. |
| Art. 57 Sec. 09 | Dimensional Regulations |
| Art. 57 Sec. 09 | Dimensional Regulations |
| Art. 57 Sec. 09 | Dimensional Regulations |
| Art. 57 Sec. 09 | Dimensional Regulations |
| Art. 57 Sec. 09 | Dimensional Regulations |
| Art. 57 Sec. 09** | Front Yard Insufficient |
| Art. 57 Sec. 09** | Front Yard Insufficient |
| Art. 10 Sec. 01 | Limitation of parking areas |
| Art. 57 Sec. 09 | Dimensional Regulations |
| Art. 57 Sec. 08 | Location of main entrance |
| Art. 57 Sec. 09 | Floor Area Ratio excessive |
| Art. 57 Sec. 09 * | Height Excessive |
| Art. 57 Sec. 09 *** | Side Yard Insufficient |
| Art. 57 Sec. 09 ** | Rear Yard Insufficient |
| Article 57, Section 9 * * | Add'l Lot Area Insufficient |
| Art. 57 Sec. 26 | Off-St.Park'g Req'mnts |
| Article 57, Section 9 * *** | Lot Frontage Insufficient |

Description: Change occupancy from a single to a 2 family dwelling. 1 story vertical addition to existing house and a 3 story rear addition as per plans. Construction set to be submitted upon ZBA approval

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|----------|------------------------|-------|
| Plans | <u>✓</u> | Engineers Report | _____ |
| Letter of Support | _____ | Letter of Opposition | _____ |
| Petition of Support | _____ | Petition of Opposition | _____ |
| Photographs | _____ | Building Models | _____ |
| Tax Bills | _____ | | |
| Other: | _____ | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to take an existing building, erect a single story addition on Third Street side which will be one unit and add three-story addition on the Athens Street side which will become the second unit. 158 Athens Street could be the address for this proposal. No roof deck on the West 2nd Street side of building only a small roofdeck on Athens Street side accessed by hatch. 2 parking spaces beneath the posted rear portion of the building on the Athens Street side. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support-Applicant made revisions to address neighbors concerns, Linehan's office & abutter support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|----------------------------------|
| 9:30 am | Ward: 09 | Hearing: 1 |
| BOA686731 | Address: 461 Massachusetts AV, Ward - 09 | Applicant: Hezekiah Pratt |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **GCOD**

| Article(s) | Description |
|------------------------|---------------------|
| Article 32, Section 4. | GCOD, Applicability |
| Notes | |

Description: Excavate existing rear patio and install new drainage system, retaining walls, paving, exterior egress stair, exterior HVAC units, and acoustic fences. Renovate interior common areas and unit number 2. Other units renovated under short forms SF606033 (units 9, 12, A), SF631784 and (units 5, 6, B), and SF633612 (units 1, 10). Rear patio work previously under SF616128. Work as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|---------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: Applicant was in compliance with the GCOD, Boston Water and Sewer are in favor of the project, Board member Fortune moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|-----------------------------------|
| 10:30 am | Ward: 09 | Hearing: 2 |
| BOA660623 | Address: 888 - 892 Tremont ST, Ward - 09 | Applicant: Elizabeth Mason |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance & Conditional Use**

| Article(s) | Description |
|--------------------------------|---------------------------|
| Article 86, Section 6 Notes | Use and Dimen Regulations |
| Article 86, Section 6 | Use and Dimen Regulations |

Description: Change of occupancy to include Wireless Communication. As more fully shown on the plans submitted herewith, the Facility would consist principally of the following elements: 1. Three (3) sets of two (2) antennas, each set concealed within a 42" stealth fiberglass canister and mounted to a 10' x 10' ballast frame on the Building's roof at a centerline elevation of 41.0'+ above ground level; 2. Three sets of three (3)

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|---------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, only seeking conditional use permit no longer seeking relief for setback. The fiberglass canister is 8'. Board members inquired regarding exploring other locations and the applicant stated yes several others and the answer was no. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Jackson's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|--------------------------------|
| 10:30 am | Ward: 10 | Hearing: 1 |
| BOA656461 | Address: S 373 Huntington AV, Ward - 10 | Applicant: Rafael Lopez |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Extension of Non-Conforming Use & Variance**

| Article(s) | Description | |
|-----------------|--------------------------------|--|
| Art. 9 Sec. 9-1 | Ext/Recons nonconfor uses/bldg | |
| Art.55 Sec 9 | Dimensional regulations | |
| Art.55 Sec 9 | Dimensional regulations | |

Description: Remove current deck and build double deck on 1st and 2nd floor with stairs from first floor to ground.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to make the deck a little longer and about two feet wider. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 12 | Hearing: 1 |
|------------------|--|----------------------------------|
| BOA654896 | Address: 11 Ruthven St, Ward - 12 | Applicant: Harold Raymond |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|------------------------|---------------------------|
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50, Section 44 | Application of Dim. Req's |
| Article 50, Section 44 | Application of Dim. Req's |

Description: Erect two (2) – three family residential dwelling units with seven (7) off-street parking on a vacant lot. (The other three-family residential units plan filed under ERT631196)

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, vacant lot nearly 30years proposing 2 three-family stick frame with 7 parking in the rear for 6 units, 3-bedroom units at 1300sqft. Handicap accessibility will be lift to first floor unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & Jackson's office support, 2 abutters opposed-concerned about parking. Board member Bickerstaff moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|---------------------------------|
| 10:30 am | Ward: 12 | Hearing: 2 |
| BOA655851 | Address: 63 Perrin St, Ward - 12 | Applicant: Patrick Hoban |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|--------------------------|--|
| Article 50 Section 26 | Establish of Res. Subdistricts |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Notes | |
| Art. 50 Sec. 37 | Screening and Buffering requirements abutting residential subdistrict/use. |
| Art. 50 Sec. 38 | Design Review |
| Art. 50 Sec. 43 * | Off street parking requirements |
| Art. 50 Sec. 37 | Screening and Buffering requirements abutting residential subdistrict/use. |
| Art. 50, Section 43 * ** | Off-Street Loading Insufficient |
| Article 50 Section 26 | Establish of Res. Subdistricts |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Art. 50 Sec. 29 | Rear Yard Insufficient |
| Art. 50 Sec. 01 | Floor Area Ratio excessive |
| Article 50 Section 29 | Dimensional Regulations |
| Art. 50 Sec. 29 | Dimensional Requirements |
| Art. 50 Sec. 29 | Dimensional Requirements |
| Art. 50 Sec. 29 | Dimensional Requirements |
| Art. 50 Sec. 38 | Design Review |
| Notes | |
| Art. 50 Sec. 29 | Rear Yard Insufficient |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 26 | Establish of Res. Subdistricts |

| DECISION: | Yes | No |
|---------------------------|----------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDJUDICE | <u>✓</u> | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|----------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | <u>✓</u> | _____ | _____ |
| Mark Fortune, Secretary | <u>✓</u> | _____ | _____ |
| Anthony Pisani | <u>✓</u> | _____ | _____ |
| Mark Erlich | <u>✓</u> | _____ | _____ |
| Bruce Bickerstaff | <u>✓</u> | _____ | _____ |
| Peter Chin | <u>✓</u> | _____ | _____ |
| Craig Galvin | <u>✓</u> | _____ | _____ |
| Eugene Kelly | _____ | <u>✓</u> | _____ |

SUMMARY: No show

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 12 | Hearing: 3 |
|------------------|--|---------------------------------|
| BOA666186 | Address: 34 Circuit ST, Ward - 12 | Applicant: Jeffrey Drago |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|-----------------------|-------------------------|
| Article 50 Section 28 | Use Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |

Description: Add a dwelling unit on ground level to change occupancy from a 3 family to a 4 family and renovate as per plans. Construction set to be submitted upon ZBA approval.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review-Access To Basement Unit & Landscaping

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to ground floor level/ basement unit and change occupancy from 3-4family, ground floor unit is 78% above grade and the ceiling height is 9'4", proposed unit is 993sf 2-bed 2-bath, first floor unit 1260sf, 2nd floor 1300sf & 3rd floor 1300 sf. agreement with neighbor to have a rod iron fence between 32 Circuit and 34 Circuit. Two parking spots tandem front yard parking existing. Access to basement will be existing entrance on side the alley is approximately 4'9". The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & abutter support, Jackson's office opposed. Board member Galvin moved to approve with proviso, the motion was seconded and the Board approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|---------------------------------|
| 10:30 am | Ward: 12 | Hearing: 4 |
| BOA684062 | Address: 63 Perrin St, Ward - 12 | Applicant: Patrick Hoban |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|-----------------|---------------|
| Art. 08 Sec. 04 | Forbidden Use |
| Notes | |

Description: Combine lot 0200310000 10,065 sf of Copeland Street and 12003540000 17,360 sf of 63 Perrin Street to be 27,425 sf. New lot is to be known as 63 Perrin Street to construct ERT615700 (28 residential units).

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____✓_____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|-------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | _____✓_____ | _____ | _____ |
| Mark Fortune, Secretary | _____✓_____ | _____ | _____ |
| Anthony Pisani | _____✓_____ | _____ | _____ |
| Mark Erlich | _____✓_____ | _____ | _____ |
| Bruce Bickerstaff | _____✓_____ | _____ | _____ |
| Peter Chin | _____✓_____ | _____ | _____ |
| Craig Galvin | _____✓_____ | _____ | _____ |
| Eugene Kelly | _____ | _____✓_____ | _____ |

SUMMARY: No show

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|----------------------------------|
| 10:30 am | Ward: 12 | Hearing: 5 |
| BOA687124 | Address: 13 Ruthven St, Ward - 12 | Applicant: Harold Raymond |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|------------------------|---------------------------|
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50 Section 29 | Dimensional Regulations |
| Article 50, Section 44 | Application of Dim. Req's |
| Article 50, Section 44 | Application of Dim. Req's |

Description: <P>Erect two (2) - three family residential dwelling units with seven (7) off-street parking on a vacant lot. (The other three-family residential units plans filed under ERT631175)</P>

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | ✓ | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|----|---------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ | | |
| Mark Fortune, Secretary | ✓ | | |
| Anthony Pisani | ✓ | | |
| Mark Erlich | ✓ | | |
| Bruce Bickerstaff | ✓ | | |
| Peter Chin | ✓ | | |
| Craig Galvin | ✓ | | |
| Eugene Kelly | | ✓ | |

SUMMARY: See companion minutes BOA-654896

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|-----------------------------|
| 10:30 am | Ward: 13 | Hearing: 1 |
| BOA657089 | Address: 157 - 157A Howard Av, Ward - 13 | Applicant: Mai Phung |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|------------------------------|--------------------------------|
| Article 50, Section 44.2 | Conformity Ex Bldg Alignment |
| Article 50, Section 29 * * | Add'l Lot Area Insufficient |
| Article 50, Section 29 ** | Floor Area Ratio Excessive |
| Article 50, Section 29 ** ** | Usable Open Space Insufficient |
| Article 50, Section 29 *** * | Side Yard Insufficient |
| Notes | |
| 8th 780CMR 1021 | Number of Exits and Continuity |

Note:

Description: Erect a three-family dwelling with roof deck, exterior rear deck, front balcony, and three off-street parking on existing vacant land.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--------------------------------------|-----------------------------------|
| 10:30 am | Ward: 16 | Hearing: 1 |
| BOA679132 | Address: 23 Dix ST, Ward - 16 | Applicant: Timothy Johnson |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|---------------------------|-----------------------------------|
| Article 65, Section 8 | Use Regulations |
| Article 65, Section 9 | Dimensional Regulations |
| Article 65, Section 9 | Dimensional Regulations |
| Article 65, Section 9 | Dimensional Regulations |
| Article 65, Section 9 | Dimensional Regulations |
| Article 65, Section 9 | Dimensional Regulations |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |

Description: Change occupancy from 3-family to 5-family building. Enlarge attic to full third floor w/roof deck & head house. Expand living area into basement. New electrical, plumbing, HVAC, and Sprinkler/Fire alarm systems, and 10 Off-street parking spaces as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|---------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

Boston Transportation Department-Approval-Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to change of occupancy from 3 to 5 family, basement unit 1200-1300sqft 2-bedrooms 2-bathroom removing gable roof adding third floor, no expansion of foot print, remove headhouse in favor of bulkhead. Parking 5 tandem spaces one per each unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support, Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|---------------------------------|
| 10:30 am | Ward: 16 | Hearing: 2 |
| BOA682895 | Address: 281 - 289 Adams St, Ward - 16 | Applicant: Michael Welsh |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------------|-----------------|
| Article 65, Section 8 | Use Regulations |
| Article 65, Section 8 | Use Regulations |
| Article 65, Section 8 | Use Regulations |
| Notes | |
| Article 65, Section 8 | Use Regulations |

Description: Change use of occupancy from 22 Apts, 4 Retail Spaces and 2 restaurants. No work to be done.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Board members inquired regarding previous experience with takeout, applicant stated one has restaurant in Dorchester and the other in Framingham. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support, Baker's office support & Flaherty's office support. Board member Galvin mobed to approve the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|---------------------------------|
| 10:30 am | Ward: 17 | Hearing: 1 |
| BOA613890 | Address: 1173 Adams St, Ward - 17 | Applicant: Denis Keohane |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------------------|-----------------------------------|
| 8th 780CMR 1015 | Exit and Exit Access Doorways |
| Note: | |
| Article 64, Section 8 | Use: Forbidden |
| Article 65, Section 9 ** | Floor Area Ratio Excessive |
| Article 65, Section 9 ** * | Building Height Excessive |
| Article 65, Section 9 *** * | Side Yard Insufficient |
| Article 65, Section 9 **** | Rear Yard Insufficient |
| Article 65, Section 42.2 | Conformity w Ex Bldg Alignment |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |
| Notes | |

Description: Erect a new four-story multi-family residential dwelling with nine (9) units and three (13) off-street parking.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|-----------------------------|
| 10:30 am | Ward: 17 | Hearing: 2 |
| BOA642718 | Address: 14 - 16 Upland AV, Ward - 17 | Applicant: Eben Kunz |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|---------------------|---|
| Art. 65 Sec. 9 | Residential Dimensional Reg.s |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s |
| Description: | Improve apartment 2 of existing 2 Family Home by enlarging 3 of the existing 4 dormers and adding a deck. |

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|-------------------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input checked="" type="checkbox"/> | Letter of Opposition | <input checked="" type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review with Adequate Screening To Mitigate Privacy Concerns Of Neighbor

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, expansion of dormers will not increase foot print, improvements to 2nd unit only. The size of the deck is 6'x8'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Campbell's office support. Abutter opposed to deck too close to her unit. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|------------------------------------|
| 10:30 am | Ward: 18 | Hearing: 1 |
| BOA656407 | Address: 129 Providence ST, Ward - 18 | Applicant: Russell Forsberg |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|-----------------------|-------------------------|
| Article 69 Section 15 | Dimensional Regulations |
| Article 69 Section 14 | Use Regulations |

Description: Change occupancy to include contractor garage with outdoor parking and stor-age of trucks and equipment, storage and processing of gravel by machinery. Build 1 addition on each side of the existing building as per plan.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review with Screening and Buffering

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Board members inquired regarding will storage and processing of gravel occur on site? Applicant stated yes currently the construction operates a yard much the same only when it is brought back before it can be properly disposed of. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|-------------------------------------|
| 10:30 am | Ward: 18 | Hearing: 2 |
| BOA678565 | Address: 875 Morton ST, Ward - 18 | Applicant: Stephan Champagne |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|---------------------|-----------------------------------|
| Art. 08 Sec. 07 | Use: Forbidden |
| Notes | |
| Description: | Using space for van/truck rental. |

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|--|-------------------------------------|
| Plans <input checked="" type="checkbox"/> | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|---------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review with Screening and Buffering

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, currently have a Uhaul dealership would like to move to a bigger location at 875 Morton Street empty lot. Board members inquired regarding what's around this space? Applicant stated mixed use-restaurants, commercial space. Applicant does not own land he leases it, he will have 30 vehicles on site and the hours of operation will be Monday-Saturday 7am-7pm and on Sundays 10am-4pm. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office, McCarthy's office and Campbell's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|------------------------------|
| 10:30 am | Ward: 18 | Hearing: 3 |
| BOA683173 | Address: 74 Bradlee St, Ward - 18 | Applicant: Sean Smith |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------|------------------|
| Art. 69 Sec. 09 | Dimensional Reg. |
| Art. 69 Sec. 09 | Dimensional Reg. |
| Notes | |

Description: Construct single family home as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, new single family with attached two car garage. Board members inquired regarding decreasing size of curbcut and minimize garage space? Applicant stated they is a fire hydrant in front of the house, the curb cut can be reduce if necessary and have a more narrow driveway and just expand it into the house if need to. The Board then request testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office, McCarthy's office, Flaherty's office & Jackson's office all in support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 19 | Hearing: 1 |
|------------------|--|------------------------------------|
| BOA657398 | Address: 12 Hubbard ST, Ward - 19 | Applicant: Edward Honeycutt |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|-----------------------|------------------------|
| Art. 55 Sec. 09 | Dimension Regulations. |
| Article 55, Section 8 | Use Regulations |
| Notes | |

Description: Extend living space to basement to create new dwelling unit. Two-family dwelling will remain the same. Work to include new egress in basement, add partition walls and bathroom and kitchenette.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | _____ | _____ |
| Anthony Pisani | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Erlich | <input checked="" type="checkbox"/> | _____ | _____ |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | _____ | _____ |
| Peter Chin | <input checked="" type="checkbox"/> | _____ | _____ |
| Craig Galvin | <input checked="" type="checkbox"/> | _____ | _____ |
| Eugene Kelly | _____ | <input checked="" type="checkbox"/> | _____ |

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|-----------------------------------|
| 10:30 am | Ward: 20 | Hearing: 1 |
| BOA658688 | Address: 3 Newburg ST, Ward - 20 | Applicant: John De Angelis |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------|---------------------------------|
| Art. 67 Sec. 56 | Off street parking requirements |
| Notes | |

Description: No construction work or alterations of any kind to be performed in the 2-family at 3 Newburg Street, Zoning analysis only. Conversion of occupancy of ALT650550.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|---------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDJUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | _____ | _____ |
| Anthony Pisani | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Erlich | <input checked="" type="checkbox"/> | _____ | _____ |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | _____ | _____ |
| Peter Chin | <input checked="" type="checkbox"/> | _____ | _____ |
| Craig Galvin | <input checked="" type="checkbox"/> | _____ | _____ |
| Eugene Kelly | _____ | <input checked="" type="checkbox"/> | _____ |

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 20 | Hearing: 2 |
|------------------|--|-----------------------------------|
| BOA658690 | Address: 192 Belgrade AV, Ward - 20 | Applicant: John De Angelis |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------------|---------------------------------|
| Art. 67 Sec. 56 | Off street parking requirements |
| Article 67, Section 9 | Dim reg applic in res sub dist |
| Notes | |

Description: Change occupancy from commercial to residential. Conversion of 1 freestanding 1-story building on the same lot is a residential 2-family known as 3 Newburg Street (alteration permit being pulled for the 2-family as well). The project involves the rehabbing of 192 Belgrade Ave. Existing building zoning analyses on ALT650563.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | _____ | _____ |
| Anthony Pisani | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Erlich | <input checked="" type="checkbox"/> | _____ | _____ |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | _____ | _____ |
| Peter Chin | <input checked="" type="checkbox"/> | _____ | _____ |
| Craig Galvin | <input checked="" type="checkbox"/> | _____ | _____ |
| Eugene Kelly | _____ | <input checked="" type="checkbox"/> | _____ |

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|------------------------------------|
| 10:30 am | Ward: 20 | Hearing: 3 |
| BOA664838 | Address: 182 Cottage RD, Ward - 20 | Applicant: Douglas Stefanov |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|---|--|
| Art. 56 Sec. 08 * | Residential Subdistrict:Dimensional Requirements |
| Description: Expand existing structure with additional living space. | |

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|--|-------------------------------------|
| Plans <input checked="" type="checkbox"/> | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, two-story addition on the existing structure adding 712sqft. Lot is a triangular-difficult to develop. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support Flaherty's office & O'Malley's office support. A butter opposed-concerned about flooding/run off. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 21 | Hearing: 1 |
|------------------|---|-----------------------------------|
| BOA681023 | Address: 446 - 450 Cambridge ST, Ward - 21 | Applicant: Joseph Consalvo |

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

| Article(s) | Description |
|----------------------|----------------|
| 8th 780CMR Chapter 5 | Bldg Ht & Area |

Description: Proposed Alternative Design for Mezzanine Level 8th 780CMR Chapter 5 Building Height & Area 505.2 Area Limitation. The aggregate area of a mezzanine or mezzanines with a room shall not exceed one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| | | | |
|------------------|---------------------------------|-------------------------------------|--------------------------|
| DECISION: | | Yes | No |
| | SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| | DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|--------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, It's a multifamily four story apartment building under construction. Applicant change the project to stick built as opposed to modular, there has been no change to the elevations or square footage. What it came down to is changing the words from mezzanine to fully occupiable space. Board member Pisani moved to approve the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|----------------------------------|
| 10:30 am | Ward: 21 | Hearing: 2 |
| BOA685504 | Address: 900 Beacon ST, Ward - 21 | Applicant: Daniel Brennan |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-----------------------|-----------------|
| Article 61 Section 10 | Use Regulations |
| Article 61 Section 10 | Use Regulations |

Description: Change of occupancy to include restaurant with outdoor seating on first floor.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Change occupancy to include restaurant and outdoor seating on first floor, restaurant at 3500sqft, capacity will be 85 interior and 35 exterior. Board member inquired regarding outdoor seating on private property? Applicant stated yes. There is currently no venting but there will be. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|-----------------------------------|
| 10:30 am | Ward: 22 | Hearing: 1 |
| BOA667458 | Address: 38 Shepard ST, Ward - 22 | Applicant: Patrick Mahoney |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|-------------------|-------------------------|
| Art. 51 Sec. 08 | Use Regulations |
| Art. 51 Sec. 09 * | Open Space insufficient |
| Art. 51 Sec. 09 | Dimensional Regulations |
| Art. 51 Sec. 09 | Dimensional Regulations |
| Art. 51 Sec. 09 | Dimensional Regulations |
| Art. 51 Sec. 09 | Dimensional Regulations |

Description: Change of use from two family to three family, add three parking spaces. Add new third story and rear addition. As per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREDUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani -Recused | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to convert an existing 2 family 5 bedroom home to a 3 family dwelling unit with 2 bedrooms and 3 parking spaces to the rear. First floor unit is 990sqft, 2nd floor unit 1040sqft and 3rd floor unit 1230sqft. No extension of the building footprint. Parking is very important to the community, by adding parking it reduce the open space. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office approve & Ciommo's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani Recused himself from the case.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 22 | Hearing: 2 |
|------------------|--|---------------------------------|
| BOA672867 | Address: 549 Washington St, Ward - 22 | Applicant: Joseph Keegan |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance & Condiional Use**

| Article(s) | Description |
|-----------------------|---------------------------------|
| Article 51 Section 16 | Use Regulations |
| Article 51 Section 17 | Dimensional Regulations |
| Article 51 Section 17 | Dimensional Regulations |
| Article 51 Section 17 | Dimensional Regulations |
| Art. 51 Sec. 56 | Off street parking requirements |

Description: Erect new building for 5 Residential Units and one retail space demolish existing building as per drawings.

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|--|-------------------------------------|
| Plans <input checked="" type="checkbox"/> | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | _____ | _____ |
| Anthony Pisani | <input checked="" type="checkbox"/> | _____ | _____ |
| Mark Erlich | <input checked="" type="checkbox"/> | _____ | _____ |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | _____ | _____ |
| Petar Chin | <input checked="" type="checkbox"/> | _____ | _____ |
| Craig Galvin | <input checked="" type="checkbox"/> | _____ | _____ |
| Eugene Kelly | _____ | <input checked="" type="checkbox"/> | _____ |

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 22 | Hearing: 3 |
|------------------|---|---------------------------|
| BOA685756 | Address: 37 Oak Square AV, Ward - 22 | Applicant: Kai Lau |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|-----------------|---------------------------------|
| Art. 51 Sec. 09 | Dimensional Regulations |
| Art. 51 Sec. 56 | Off street parking requirements |
| Art. 10 Sec. 01 | Limitation of parking areas |
| Notes | |

Description: Change occupancy from one family residential building to two family residential building. Permit for filing with Zoning Board of Appeal. Construction work under separate permit.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

Parking For Three Spaces Only Space #1 Should Be Eliminated

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, requesting the Board to grant relief for parking, changing from a 1family to 2family. First & second floor is 700sqft, attic is 550sqft. No addition or extension, footprint is the same. The attic space is connected to second unit. There is two existing parking spaces, would like to add two additional spaces in the back yard. Boston Transportation Department stated that the maneuverability would be very difficult, the two spaces that is side by side the one closes to the house should be removed 3 spaces are workable. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Cimmo's office Support, BAIA support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|---------------------------------|
| 11:30 am | Ward: 02 | Hearing: 3 |
| BOA578669 | Address: 34 - 42 Warren ST, Ward - 02 | Applicant: Philip Hresko |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|---------------------------|------------------------------|
| Article 62, Section 14 ** | Dimensional Regulations |
| Article 62, Section 14 ** | Dimensional Regulations |
| Article 62, Section 14 ** | Dimensional Regulations |
| Article 62, Section 25 | Roof structure restrictions |
| Article 62, Section 29 | Off-Street Prkg Insufficient |

Description: Change Occupancy from a Garage, Storage of Construction equipment, and Indoor Sale and Display of Used Motor Vehicles to a Garage, Retail Store, and Offices. Construct a new 1-story addition onto the Roof of the existing Building. Convert part of the first floor Garage space into Retail space. Upgrade Lifesafety systems throughout existing Garage and new Offices. Renovations to Building to include : installation of a new Wheelchair Accessible entrance, new Elevator, Structural work to add a new Floor system, upgrades to existing MEPs, Fire Alarm & Sprinkler systems.

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|----------------------------------|-------------------------------------|
| Plans _____ ✓ | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, construction of fourth floor addition which will be a substantial rehab. Number of spaces will remain the same existing garage with 79 spaces. Applicant believes this is more than enough, doesn't understand violation. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & 2 abutters support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|-------------------------------------|
| 11:30 am | Ward: 07 | Hearing: 1 |
| BOA605455 | Address: 734 - 742 Dudley ST, Ward - 07 | Applicant: Vargas Dasilveira |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|---------------------------|---------------------------------|
| Article 65, Section 16 ** | Dimensional Regualtions |
| Article 65, Section 16 ** | Dimensional Regualtions |
| Article 65, Section 16 ** | Dimensional Regualtions |
| Article 65, Section 16 ** | Dimensional Regualtions |
| Notes | |
| Art. 65 Sec. 41 | Off street parking requirements |
| Art. 65 Sec. 41* | Off-St. Loading Req'mnts |
| Article 65, Section 16 ** | Dimensional Regualtions |

Description: Raze existing structures on lot and erect new 5 stories 20 units and 3 stores with 36a take out

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|--------------------------------|
| 11:30 am | Ward: 16 | Hearing: 3 |
| BOA613478 | Address: 820 William T Morrissey BLVD, Ward | Applicant: Donald Wiest |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|------------------------|------------------|
| Article 65, Section 40 | Sign Regulations |
| Article 65, Section 40 | Sign Regulations |
| Article 11, Section 7 | Electronic Signs |

Description: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|--|-------------------------------------|
| Plans <input checked="" type="checkbox"/> | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|---------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDJUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|------------|------------|--------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to August 29, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|-------------------------------------|
| 11:30 am | Ward: 21 | Hearing: 3 |
| BOA629541 | Address: 85 Linden ST, Ward - 21 | Applicant: James Christopher |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| Article(s) | Description |
|--------------------------|-----------------------------|
| Article 51, Section 9 ** | Dimensional Regulations |
| Article 51, Section 9 ** | Dimensional Regulations |
| Article 51, Section 9 ** | Dimensional Regulations |
| Article 51, Section 9 ** | Dimensional Regulations |
| 8th 780CMR R302 | FIRE-RESISTANT CONSTRUCTION |
| 780CMR, 8th Edition | |

Description: Construct a new 3 story addition to the Rear of an existing Single Family Dwelling. Create three new Parking spaces at-grade and under the addition. To change Occupancy from a Single Family Dwelling to a Two (2) Family Dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

| | |
|----------------------------------|-------------------------------------|
| Plans _____ ✓ | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREJUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|---|-----------------------------------|
| 11:30 am | Ward: 21 | Hearing: 4 |
| BOA675914 | Address: 624 Cambridge ST, Ward - 21 | Applicant: Patrick Mahoney |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

| Article(s) | Description |
|--------------------|--|
| Art. 10 Sec. 01 ** | Limitation of off street parking areas |
| Art. 51 Sec. 09 | Dimensional Regulations |
| Art. 51 Sec. 09 | Dimensional Regulations |
| Art. 51 Sec. 09 | Dimensional Regulations |

Description: Change single family to a two family and add parking.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|---------------------|-------------------------------------|------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------------------------------------|--------------------------|
| SUSTAINED/APPROVED | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| DENIED | <input type="checkbox"/> | <input type="checkbox"/> |
| DENIED WITHOUT PREJUDICE | <input type="checkbox"/> | <input type="checkbox"/> |

PROVISO:

BPDA Design Review

| BOARD MEMBERS: | PRESENT | | RECUSE |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | No | |
| Christine Araujo, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Fortune, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Pisani | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mark Erlich | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bruce Bickerstaff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Peter Chin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Craig Galvin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eugene Kelly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to this is a single family 3,000sqft, looking to convert to a two family, 2 three-bedroom units, the upper unit will be around 1450sqft and the lower unit will be around 1280sqft "Basement" level is almost entirely above grade. Adding two tandem parking spaces. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support, BAIA support & ACA support. Abutter opposed-water run off, hard top replacing grass. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani recused himself from this case.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| | | |
|------------------|--|------------------------------------|
| 11:30 am | Ward: 22 | Hearing: 4 |
| BOA539624 | Address: 61 Braintree St, Ward - 22 | Applicant: Michael Maurello |

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Extension of Non-Conforming Use & Variance**

| Article(s) | Description |
|---------------------------|--------------------------------|
| Article 9 Section 1 | Extension of Nonconforming Use |
| Article 51, Section 55 ** | Sign Regulations |
| Article 11, Section 7 | Electronic Signs |
| Article 51, Section 20 ** | Dimensional Regulations |

Description: Convert existing 14 x 48 two sided static billboard to a 14 x 48 two sided digital billboard.

DOCUMENTS CONSIDERED AT THE HEARING:

| | | | |
|----------------------------|-------------------------------------|-------------------------------|--------------------------|
| Plans | <input checked="" type="checkbox"/> | Engineers Report | <input type="checkbox"/> |
| Letter of Support | <input type="checkbox"/> | Letter of Opposition | <input type="checkbox"/> |
| Petition of Support | <input type="checkbox"/> | Petition of Opposition | <input type="checkbox"/> |
| Photographs | <input type="checkbox"/> | Building Models | <input type="checkbox"/> |
| Tax Bills | <input type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | | |

| DECISION: | Yes | No |
|--------------------------|-------|-------|
| SUSTAINED/APPROVED | _____ | _____ |
| DENIED | _____ | _____ |
| DENIED WITHOUT PREDUDICE | _____ | _____ |

PROVISO:

| BOARD MEMBERS: | <u>PRESENT</u> | | <u>RECUSE</u> |
|-------------------------|----------------|------------|---------------|
| | Yes | No | |
| Christine Araujo, Chair | ✓ _____ | _____ | _____ |
| Mark Fortune, Secretary | ✓ _____ | _____ | _____ |
| Anthony Pisani | ✓ _____ | _____ | _____ |
| Mark Erlich | ✓ _____ | _____ | _____ |
| Bruce Bickerstaff | ✓ _____ | _____ | _____ |
| Peter Chin | ✓ _____ | _____ | _____ |
| Craig Galvin | ✓ _____ | _____ | _____ |
| Eugene Kelly | _____ | ✓ _____ | _____ |

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.